

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Stewart Street, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$700,000

Median sale price

Median price \$1,205,000

House

X

Unit

Suburb Mount Eliza

Period - From 01/07/2017

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1352 Nepean Hwy MOUNT ELIZA 3930	\$701,500	06/10/2017
2	57 Mountain View Rd MOUNT ELIZA 3930	\$682,500	30/05/2017
3	6/109 Canadian Bay Rd MOUNT ELIZA 3930	\$650,000	10/08/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4
 1
 1

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 700 Approx sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$700,000

Median House Price

September quarter 2017: \$1,205,000

Comparable Properties



1352 Nepean Hwy MOUNT ELIZA 3930 (REI)

Agent Comments

3
 2
 2

Price: \$701,500

Method: Private Sale

Date: 06/10/2017

Rooms: 6

Property Type: House

Land Size: 865 sqm approx

57 Mountain View Rd MOUNT ELIZA 3930 (VG)

Agent Comments

3
 -
 -

Price: \$682,500

Method: Sale

Date: 30/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 976 sqm approx

6/109 Canadian Bay Rd MOUNT ELIZA 3930 (VG)

Agent Comments

3
 -
 -

Price: \$650,000

Method: Sale

Date: 10/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)